



- CHAIN FREE
- TERRACE RESIDENCE
- TWO BEDROOMS
- LOUNGE

Rounton Road, Waltham Abbey, EN9 3AP

PRICE: £340,000 FREEHOLD

CHAIN FREE - Being in need of some updating and realistically priced for today's market, an opportunity to purchase this two-bedroom terrace residence being within easy access of schools for all ages and local amenities. The property would make a suitable purchase for those looking to make home improvements.



Property Description

Offered to the market chain free, this two bedroom terrace house presents an excellent opportunity to put their own stamp on a property. The accommodation comprises a lounge diner, kitchen, and first floor bathroom together with a rear garden.

The property is in need of some updating offering plenty of scope for improvement and the potential to create a lovely home tailored to individual tastes and requirements.

Conveniently situated close to local schools for all age groups, the property also benefits from easy access to the M25 making it ideal for commuters.

The nearby Town Centre offers a wealth of amenities including its historic Market Square and the pedestrianized Sun Street which boast an array of shops and eateries and bi-weekly market.

An ideal opportunity for first time buyers, investors or those seeking to put their own stamp on a property. An internal viewing is strongly recommended.



CHARGES AND TENURE

Council Tax Epping Forest District Council Band

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water



Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - Various providers available

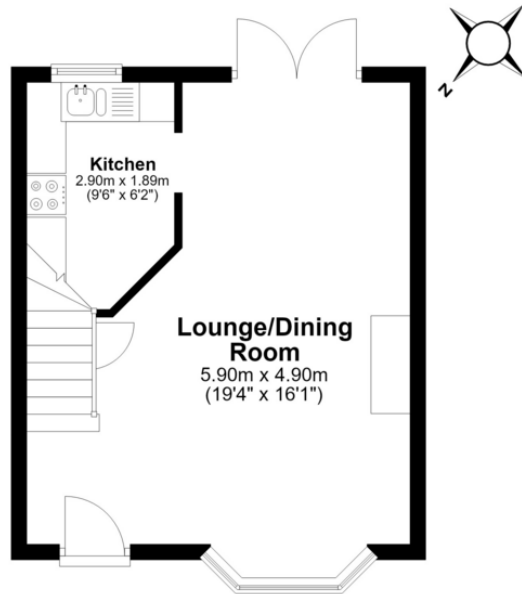
Mobile Signal and Coverage Vodafone Three O2 EE

FOR ROOM SIZES PLEASE REVERT TO FLOORPLAN



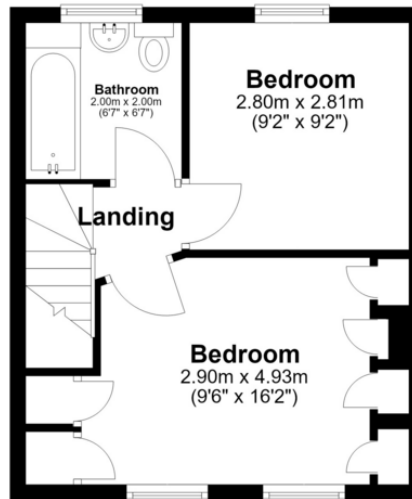
Ground Floor

Approx. 29.2 sq. metres (314.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 57.8 sq. metres (622.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Rounton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements